

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE FUTURE LAND USE ATLAS (FLUA) FOR COUNTY INITIATED CORRECTIVE AMENDMENTS: 01-23 U/T 1 (NORTH COUNTY AIRPORT), MODIFYING PAGE 23 OF THE FLUA BY CHANGING APPROXIMATELY 57.11 ACRES OF LAND, LOCATED ON THE SOUTH SIDE OF BEELINE HIGHWAY (SR 710), APPROXIMATELY 0.25 MILE NORTH OF PGA BOULEVARD, FROM RURAL RESIDENTIAL, 1 UNIT PER 10 ACRES (RR-10) TO TRANSPORTATION AND UTILITIES FACILITIES (U/T), 01-38 CHX 1 (NORTHLAKE BOULEVARD PROPERTY), MODIFYING PAGE 38 OF THE FLUA BY CHANGING AN APPROXIMATELY 9.37 ACRE PARCEL OF LAND, LOCATED ON THE SOUTH SIDE OF NORTHLAKE BOULEVARD, ON THE WEST SIDE OF LYNDALE LANE, APPROXIMATELY 0.25 MILE EAST OF INTERSTATE 95, FROM COMMERCIAL, WITH AN UNDERLYING 8 UNITS PER ACRE (C/8) TO COMMERCIAL HIGH (CH) ON APPROXIMATELY 4.87 ACRES AND FROM COMMERCIAL, WITH AN UNDERLYING 8 UNITS PER ACRE (C/8) WITH CROSS-HATCHING TO COMMERCIAL HIGH (CH) ON APPROXIMATELY 4.50 ACRES OF LAND, 01-38 CHX 2 (LYNDALL LANE PROPERTY), MODIFYING PAGE 38 OF THE FLUA BY CHANGING APPROXIMATELY 0.57 ACRES OF LAND, LOCATED ON THE EAST SIDE OF LYNDALE LANE, APPROXIMATELY 300 FEET SOUTH OF NORTHLAKE BOULEVARD, FROM HIGH RESIDENTIAL, 8 UNITS PER ACRE (HR-8) WITH CROSS-HATCHING TO HIGH RESIDENTIAL, 3 UNITS PER ACRE (HR-8), 01-77 COM 1 (LAKE WORTH ROAD PROPERTY), MODIFYING PAGE 77 OF THE FLUA BY CHANGING APPROXIMATELY 2.97 ACRES OF LAND, LOCATED ON THE SOUTH SIDE OF LAKE WORTH ROAD, APPROXIMATELY 0.50 MILE EAST OF JOG ROAD, FROM MEDIUM RESIDENTIAL, 5 UNITS PER ACRE (MR-5) TO COMMERCIAL LOW-OFFICE (CL-O), 01-82 RES 1 (TALL PINES DRIVE PROPERTIES), MODIFYING PAGE 82 OF THE FLUA BY CHANGING AN APPROXIMATELY 1.13 ACRES LAND, LOCATED ON THE SOUTH SIDE OF TALL PINES DRIVE, APPROXIMATELY 250 FEET WEST OF MILITARY TRAIL AND 950 FEET SOUTH OF LANTANA ROAD, FROM INSTITUTIONAL AND PUBLIC FACILITIES (INST) TO MEDIUM RESIDENTIAL, 5 UNITS PER ACRE (MR-5), 01-83 COM 1 (GRAND BANK), MODIFYING PAGE 83 OF THE FLUA BY CHANGING AN APPROXIMATELY 1.19 ACRE PARCEL OF LAND, LOCATED ON THE SOUTHWEST CORNER OF LANTANA ROAD AND HIGH RIDGE ROAD, APPROXIMATELY 0.50 MILE WEST OF INTERSTATE 95, FROM COMMERCIAL LOW, WITH AN UNDERLYING 1 UNIT PER ACRE (CL/1) TO COMMERCIAL LOW (CL) ON 0.96 ACRES AND FROM LOW RESIDENTIAL, 1 UNIT PER ACRE (LR-1) TO COMMERCIAL LOW (CL) WITH CROSS-HATCHING ON 0.23 ACRES, PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

1 WHEREAS, on August 31, 1989, the Palm Beach County Board of
2 County Commissioners adopted the 1989 Comprehensive Plan by
3 Ordinance No. 89-17; and

4 WHEREAS, the Palm Beach County Board of County
5 Commissioners amends the 1989 Comprehensive Plan as provided by
6 Chapter 163, Part II, Florida Statutes; and

7 WHEREAS, the Palm Beach County Board of County
8 Commissioners have initiated amendments to several elements of
9 the Comprehensive Plan in order to promote the health, safety and
10 welfare of the public of Palm Beach County; and

11 WHEREAS, the Palm Beach County Local Planning Agency
12 conducted its public hearings on June 15, 22 and July 12, 2001 to
13 review the proposed amendments to the Palm Beach County
14 Comprehensive Plan and made recommendations regarding the
15 proposed amendments to the Palm Beach County Board of County
16 Commissioners pursuant to Chapter 163, Part II, Florida Statutes;
17 and

18 WHEREAS, the Palm Beach County Board of County
19 Commissioners, as the governing body of Palm Beach County,
20 conducted a public hearing pursuant to Chapter 163, Part II,
21 Florida Statutes, on August 14, 2001 to review the
22 recommendations of the Local Planning Agency, whereupon the Board
23 of County Commissioners authorized transmittal of proposed
24 amendments to the Department of Community Affairs for review and
25 comment pursuant to Chapter 163, Part II, Florida Statutes; and

26 WHEREAS, Palm Beach County received on November 5, 2001 the
27 Department of Community Affairs "Objections, Recommendations, and
28 Comments Report," dated November 2, 2001 which was the
29 Department's written review of the proposed Comprehensive Plan
30 amendments; and

31 WHEREAS, the written comments submitted by the Department
32 of Community Affairs contained no objections to the amendments
33 contained in this ordinance;

34 WHEREAS, on December 5, 2001 the Palm Beach County Board of
35 County Commissioners held a public hearing to review the written

1 comments submitted by the Department of Community Affairs and to
2 consider adoption of the amendments; and

3 WHEREAS, the Palm Beach County Board of County
4 Commissioners has determined that the amendments comply with all
5 requirements of the Local Government Comprehensive Planning and
6 Land Development Regulations Act.

7 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
8 COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

9 Part I. Amendments to the Future Land Use Atlas of the
10 Land Use Element of the 1989 Comprehensive Plan

11 The following amendments to the Land Use Element's Future
12 Land Use Atlas are hereby adopted and attached to this Ordinance:

13 A. Future Land Use Atlas page 23 is amended as follows:

14 Application No.: 01-23 U/T 1 (North County Airport),

15 Amendment: From Rural Residential, 1 unit per 10 acres (RR-
16 10) to Transportation and Utilities Facilities (U/T);

17 General Location: South side of Beeline Highway (SR
18 710), approximately 0.25 mile north of
19 PGA Boulevard;

20 Size: Approximately 57.11 acres;

21 B. Future Land Use Atlas page 38 is amended as follows:

22 Application No.: 01-38 CHX 1 (Northlake Boulevard
23 Property),

24 Amendment: From Commercial, with an underlying 8
25 units per acre (C/8) to Commercial
26 High (CH) on approximately 4.87 acres
27 and From Commercial, with an
28 underlying 8 units per acre (C/8) with
29 cross-hatching to Commercial High (CH)
30 on approximately 4.50 acres;

31 General Location: South side of Northlake Boulevard, on
32 the west side of Lyndall Lane,
33 approximately 0.25 mile east of
34 Interstate 95;

35 Size: Approximately 9.37 acres;

1 C. Future Land Use Atlas page 38 is amended as follows:

2 Application No.: 01-38 CHX 2 (Lyndall Lane Property),

3 Amendment: From High Residential, 8 units per
4 acre (HR-8) with cross-hatching to
5 High Residential, 8 units per acre
6 (HR-8)

7 General Location: East side of Lyndall Lane,
8 approximately 300 feet south of
9 Northlake Boulevard;

10 Size: Approximately 0.57 acres;

11 D. Future Land Use Atlas page 77 is amended as follows:

12 Application No.: 01-77 COM 1 (Lake Worth Road
13 Property),

14 Amendment: From Medium Residential, 5 units per
15 acre (MR-5) to Commercial Low-Office
16 (CL-O);

17 General Location: South side of Lake Worth Road,
18 approximately 0.50 mile east of Jog
19 Road

20 Size: Approximately 2.97 acres;

21 E. Future Land Use Atlas page 82 is amended as follows:

22 Application No.: 01-82 RES 1 (Tall Pines Drive
23 Properties),

24 Amendment: From Institutional and Public
25 Facilities
26 (INST) to Medium Residential, 5 units
27 per acre (MR-5);

28 General Location: South side of Tall Pines Drive,
29 approximately 250 feet west of
30 Military Trail and 950 feet south of
31 Lantana Road;

32 Size: Approximately 1.13 acres;

33 F. Future Land Use Atlas page 83 is amended as follows:

34 Application No.: 01-83 COM 1 (Grand Bank),
35

1 **Amendment:** From Commercial Low, with an
2 underlying 1 unit per acre (CL/1) to
3 Commercial Low on 0.96 acres and From
4 Low Residential, 1 unit per acre (LR-
5 1) to Commercial Low (CL) with cross-
6 hatching on 0.23 acres;

7 **General Location:** Southwest corner of Lantana Road and
8 High Ridge Road, approximately 0.50
9 mile west of Interstate 95;

10 **Size:** Approximately 1.19 acres;

11 **Part II. Repeal of Laws in Conflict**

12 All local laws and ordinances applying to the
13 unincorporated area of Palm Beach County in conflict with any
14 provision of this ordinance are hereby repealed to the extent of
15 such conflict.

16 **Part III. Severability**

17 If any section, paragraph, sentence, clause, phrase, or
18 word of this Ordinance is for any reason held by the Court to be
19 unconstitutional, inoperative or void, such holding shall not
20 affect the remainder of this Ordinance.

21 **Part IV. Inclusion in the 1989 Comprehensive Plan**

22 The provision of this Ordinance shall become and be made a
23 part of the 1989 Palm Beach County Comprehensive Plan. The
24 Sections of the Ordinance may be renumbered or relettered to
25 accomplish such, and the word "ordinance" may be changed to
26 "section," "article," or any other appropriate word.

27 **Part V. Effective Date**

28 The effective date of this plan amendment shall be the date
29 a final order is issued by the Department of Community Affairs or
30 Administration Commission finding the amendment in compliance in
31 accordance with Section 163.3184, Florida Statutes, whichever
32 occurs earlier. No development orders, development permits, or
33 land uses dependent on this amendment may be issued or commence
34 before it has become effective. If a final order of
35 noncompliance is issued by the Administration Commission, this

1 amendment may nevertheless be made effective by adoption of a
2 resolution affirming its effective status,
3 a copy of which resolutions shall be sent to the Department of
4 Community Affairs, Bureau of Local Planning, 2555 Shumard Oak
5 Boulevard, Tallahassee, Florida 32399-2100.

6 APPROVED AND ADOPTED by the Board of County Commissioners
7 of Palm Beach County, on the 5 day of December,
8 2001.

9
10 ATTEST:
11 DOROTHY H. WILKEN, Clerk

PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY
COMMISSIONERS

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13
14
15 By *[Signature]* Deputy Clerk

By *[Signature]*
Warren H. Newell, Chairman

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17
18 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

19
20
21 ★ COUNTY ATTORNEY *[Signature]*

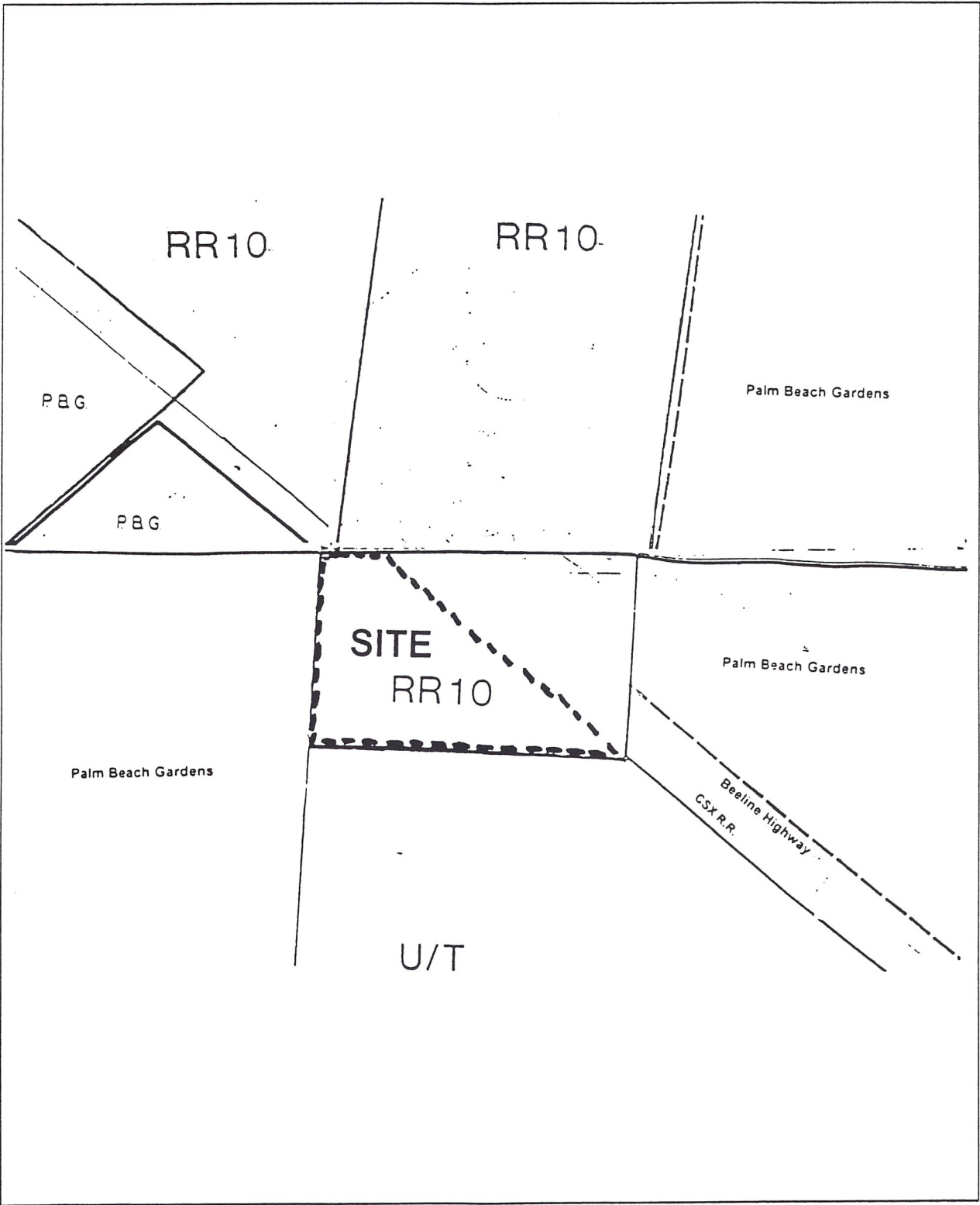
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23 Filed with the Department of State on the 14th day
24 of December, 2001
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EXHIBIT 1

A. Future Land Use Atlas page 23 is amended as follows:

Amendment No.: 01-23 U/T 1 (North County Airport)
Amendment: From Rural Residential, 1 unit per 10 acres (RR-10) to Transportation and Utilities Facilities (U/T)
Location: South side of Beeline Highway (SR 710), approximately 0.25 mile north of PGA Boulevard
Size: Approximately 57.11 acres
Property No.: 00-41-41-34-00-000-5000 (a portion of a 528.35 acre parcel)
Conditions: None



B. Future Land Use Atlas page 38 is amended as follows:

Amendment No.: 01-38 CHX 1 (Northlake Boulevard Property)

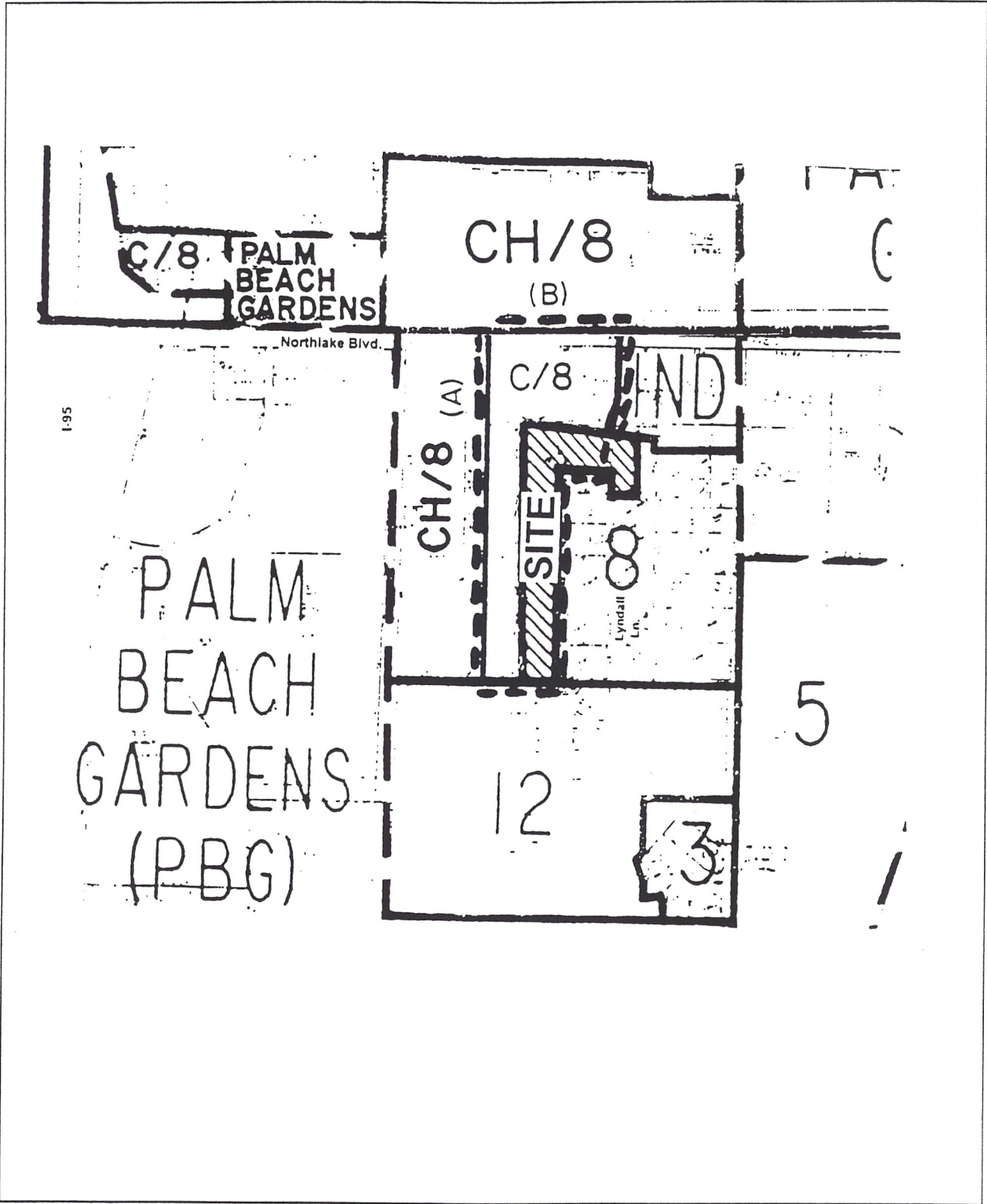
Amendment: From Commercial, with an underlying 8 units per acre (C/8) to Commercial High on approximately 4.87 acres and
From Commercial, with an underlying 8 units per acre (C/8) with cross-hatching to Commercial High (CH) on approximately 4.50 acres

Location: South side of Northlake Boulevard, west side of Lyndall Lane, approximately 0.25 mile east of Interstate 95

Size: Approximately 9.37 acres

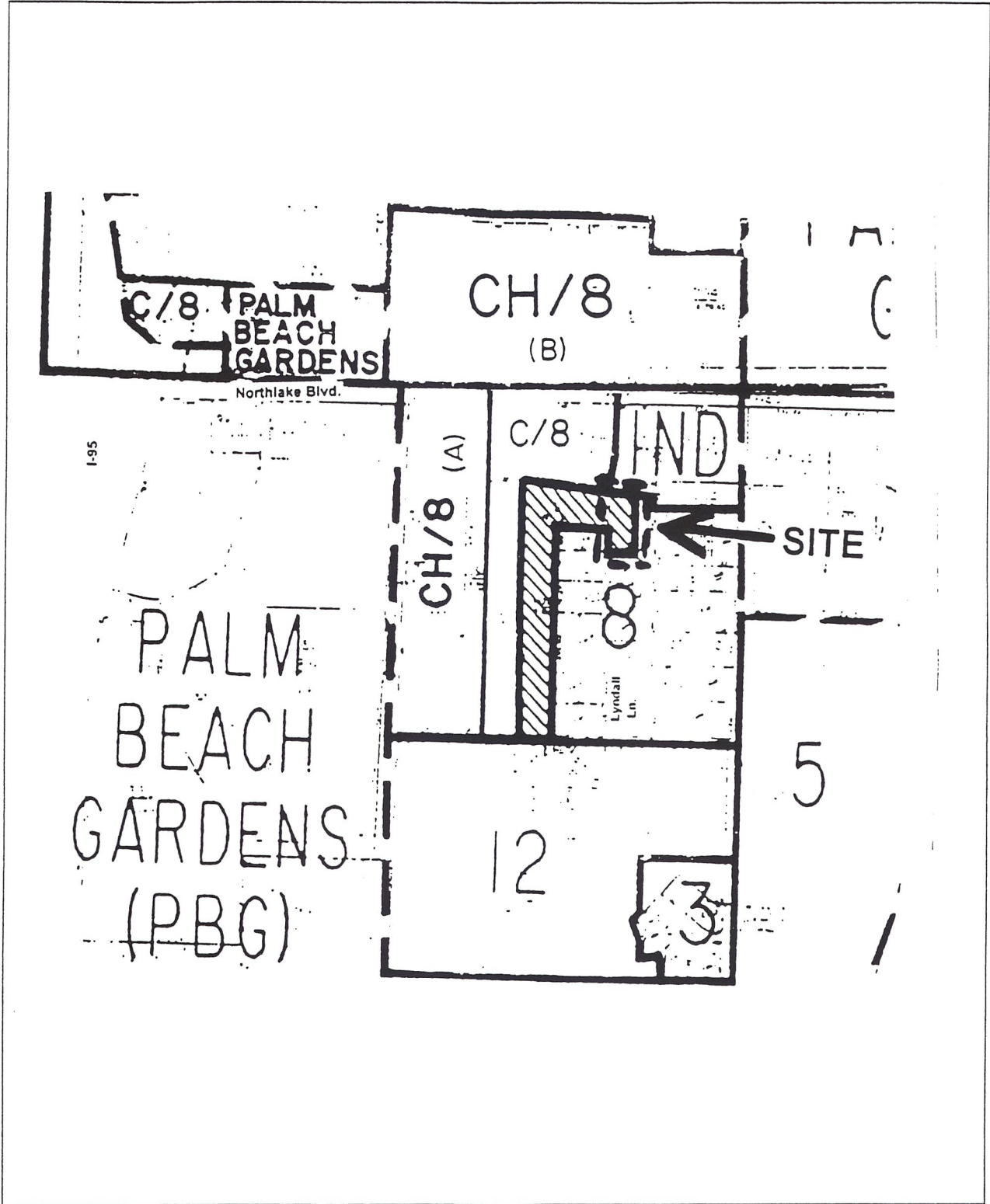
Property No.: 00-43-42-19-00-000-3010

Conditions: None



C. Future Land Use Atlas page 38 is amended as follows:

Amendment No.: 01-38 CHX 2 (Lyndall Lane Property)
Amendment: From High Residential, 8 units per acre (HR-8) with cross-hatching to High Residential, 8 units per acre (HR-8)
Location: East side of Lyndall Lane, approximately 300 feet south of Northlake Boulevard
Size: Approximately 0.57 acre portion of 1.07 acres
Property No.: 00-43-42-19-00-000-3130 (a portion of a 1.07 acre parcel)
Conditions: None



D. Future Land Use Atlas page 77 is amended as follows:

Amendment No.: 01-77 COM 1 (Lake Worth Road Properties)

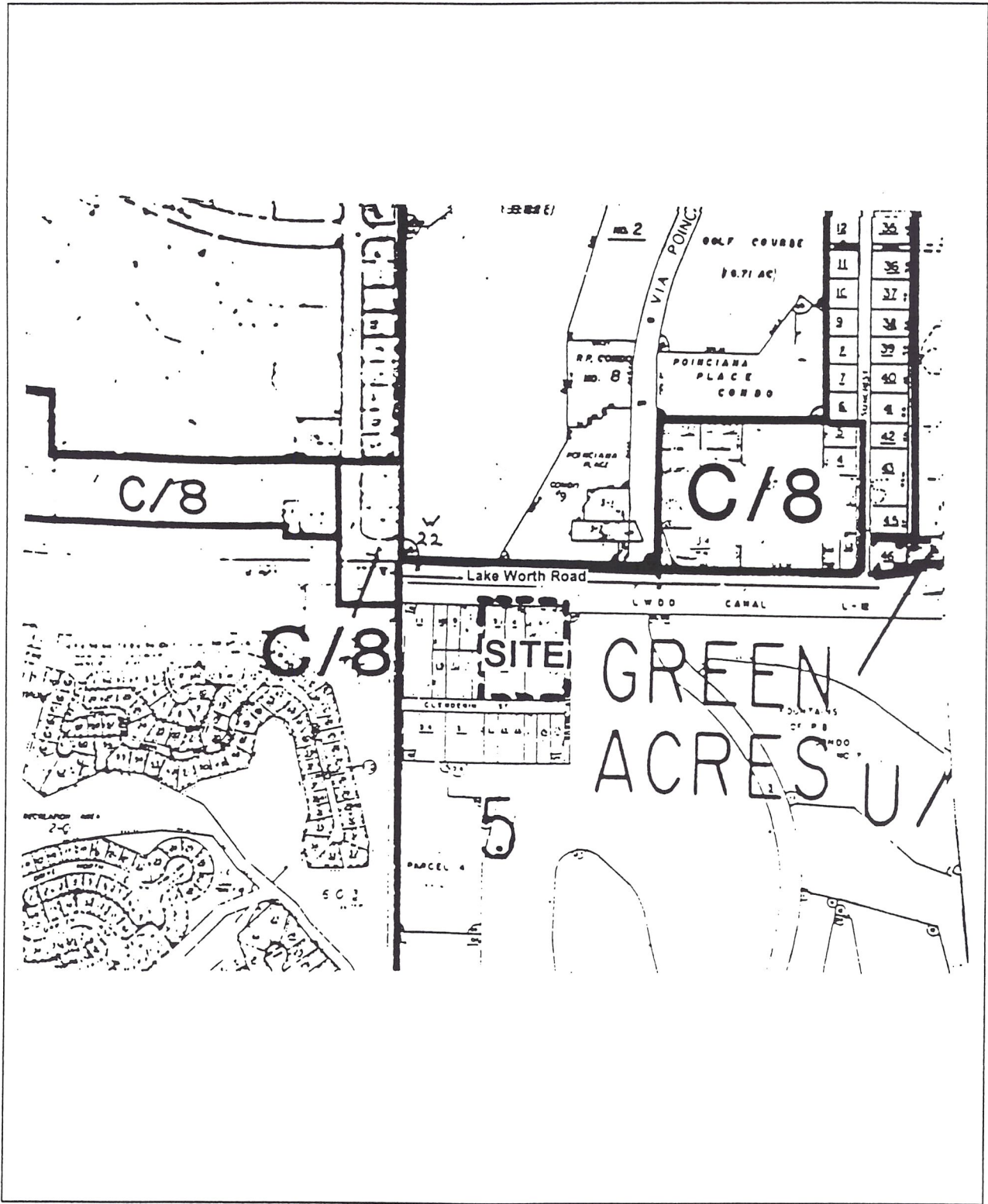
Amendment: From Medium Residential, 5 units per acre (MR-5) to Commercial Low-Office (CL-O)

Location: South side of Lake Worth Road, approximately 0.50 mile east of Jog Road

Size: Approximately 2.97 acres

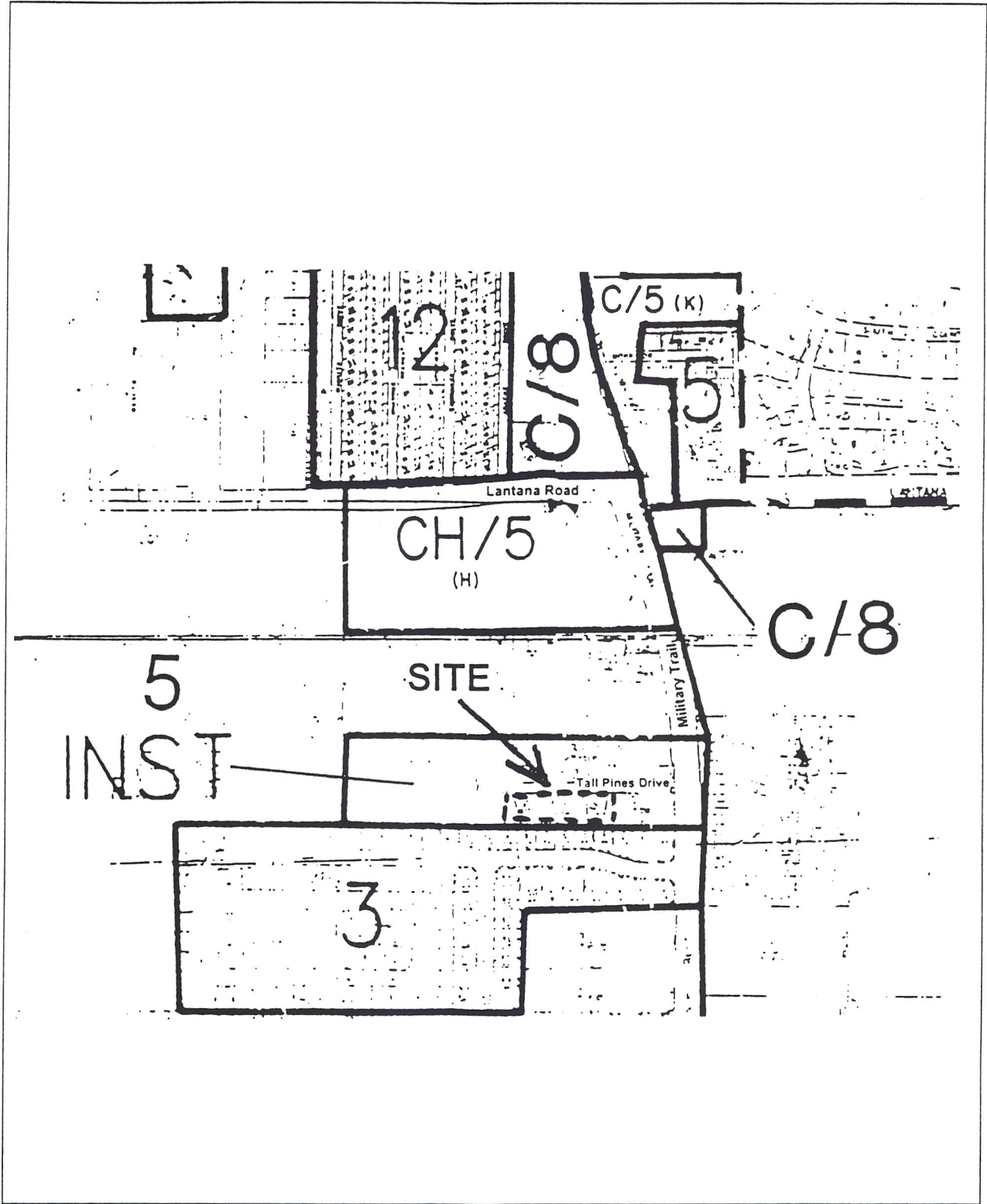
Property No.: 00-42-44-27-19-1010 00-42-44-27-19-2010 00-42-44-27-19-2060
00-42-44-27-19-1020 00-42-44-27-19-2020 00-42-44-27-19-2080
00-42-44-27-19-1030 00-42-44-27-19-2030 00-42-43-27-10-0040
00-42-44-27-19-1040 00-42-44-27-19-2040 00-42-43-27-10-0051
00-42-44-27-19-1050 00-42-44-27-19-2050

Conditions: None



E. Future Land Use Atlas page 82 is amended as follows:

Amendment No.: 01-82 RES 1 (Tall Pines Drive Properties)
Amendment: From Institutional and Public Facilities (INST) to Medium Residential, 5 units per acre (MR-5)
Location: South side of Tall Pines Drive, approximately 250 feet west of Military Trail and 950 feet south of Lantana Road
Size: Approximately 1.13 acres
Property No.: 00-42-45-01-00-000-3060 00-42-45-01-00-000-3131
00-42-45-01-00-000-3070
Conditions: None



F. Future Land Use Atlas page 83 is amended as follows:

Amendment No.: 01-83 COM 1 (Grand Bank)

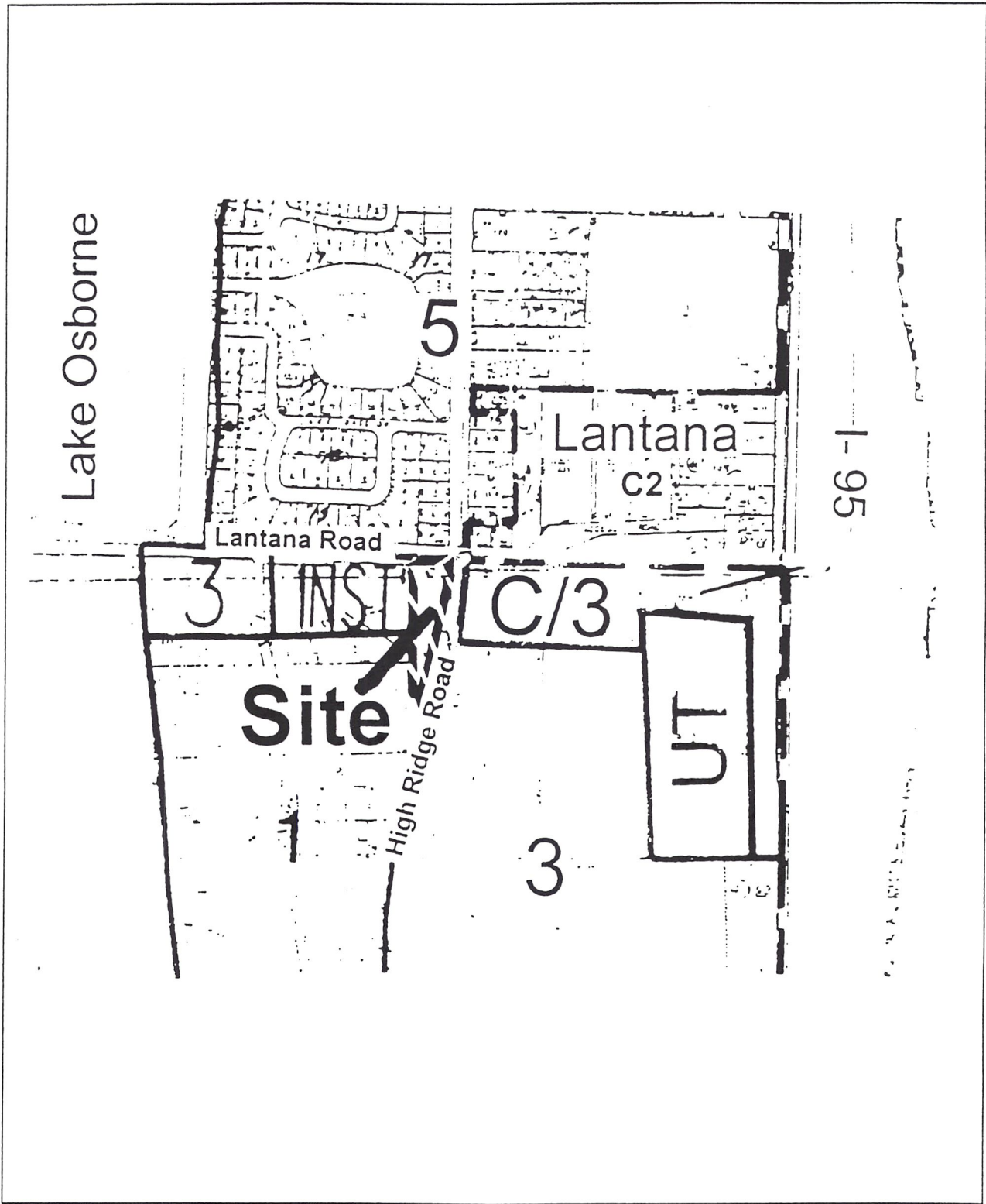
Amendment: From Commercial Low, with an underlying 1 unit per acre (CL/1) to Commercial Low (CL) on 0.96 acres and From Low Residential 1 (LR-1) to Commercial Low (CL) with cross-hatching on 0.23 acres

Location: Southwest corner of Lantana Road and High Ridge Road, approximately 0.50 mile west of Interstate 95

Size: Approximately 1.19 acres

Property No.: 00-43-45-04-00-004-0020

Conditions: None



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STATE OF FLORIDA, COUNTY OF PALM BEACH
I, DOROTHY H. WILKEN, ex-officio Clerk of the
Board of County Commissioners certify this to be a
true and correct copy of the original filed in my office
on December 5, 2001
DATED at West Palm Beach, FL on 12/31/01
DOROTHY H. WILKEN, Clerk
By Helene Brown D.C.